

REPORT PC25.120 Proposal to purchase a parcel of land adjacent to Hampton Park Pavilion

Author: Jon Sloan, Clerk
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1. BACKGROUND

A report to councillors regarding a request by dentists, Alka and Shishir Yadav, of Bishopdown Farm Dental Practice, to purchase land adjacent to Hampton Park Pavilion in order to expand their current practice.

2. SUMMARY

In August 2025, Councillor Nick Baker and the Clerk met with the Alka and Shishir to discuss the request directly with the applicants. They desire to purchase a parcel of land with a footprint of between 110 sq.m - 170 sq.m. Note that this footprint refers to the size of building they are proposing and any land transaction may need to be larger.

Councillor Baker and the Clerk suggested three possible options to them.

- (a) To approach Mr Pearce about the land he owns on The Green (corner of Sycamore Dr and Ash Crescent).
- (b) To approach Bloor Homes, via its agent, regarding their proposed development (s8) at Old Sarum.
- (c) To submit a formal proposal to L&FP Council regarding commencement of a project to explore the feasibility of purchasing Council land on The Green, west of Hampton Park Pavilion (map attached supplied by the applicants.)

The contents of their proposal are contained in the Appendix to this report.

The relevant Land Title WT240235 registered in October 2022 carries with it several restrictive covenants, predominantly relating to payment of commuted sums for water facilities and easements for water company access. There are other co-dependant covenants referred to therein, specifically WT101698, which the Clerk has no current access to. Related Land Title WT120251 transferring the Pavilion from Mr. Pearce to Wiltshire Council contains a restriction that the green space be used only for recreation purposes. Professional advice will be required to understand the any possible restrictions on disposition of this land.

3. CONCLUSION

The applicants are seeking the following resolutions:

- (a) Agree in principle to the transfer or lease of the unused land behind Hampton Park Pavilion for the development of a new dental facility
- (b) Authorize relevant officers to begin preliminary discussions and site evaluations with the applicants at the earliest opportunity

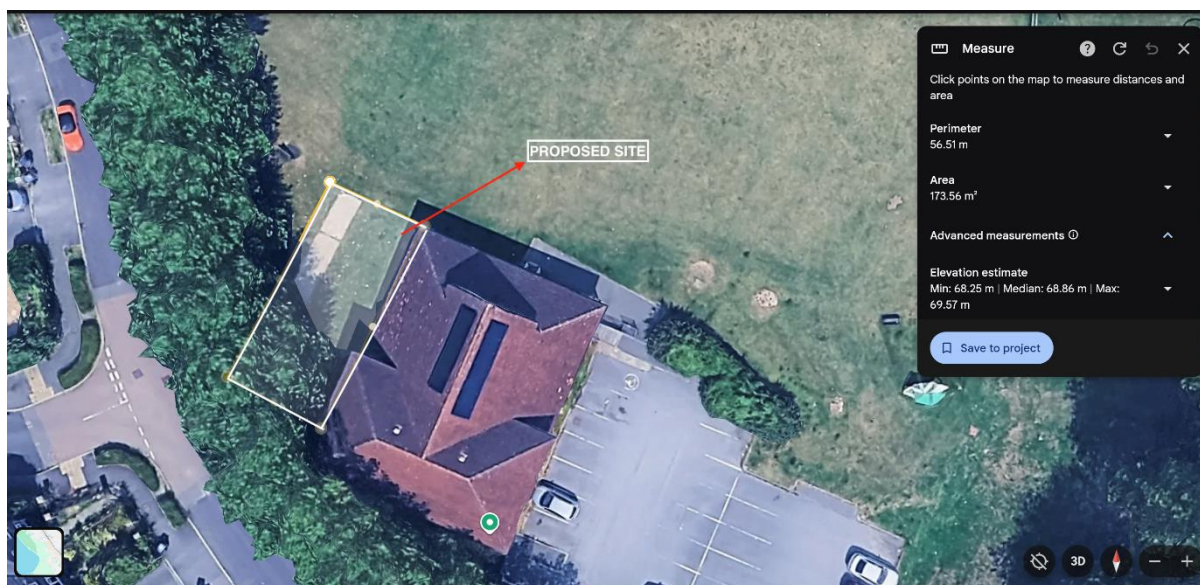
4. RECOMMENDATION

When surveyed for the Neighbourhood Plan, there was a high level (85%) of resident satisfaction expressed in the dental services at Bishopdown Farm. Policy 3A of the Plan designates Hampton Park Green as an open green space. Relevant Ward Councillors may wish to speak to local residents about this proposal.

In considering the applicants' proposal, Council may wish to consider our current professional fees budget £10,000. Of which we have spent £5,695 YTD and given Clerk authority to spend up to £5,000 on the Community Venues project. The Clerk's recommendation is for Council to request the applicants' commit to paying Council legal fees incurred in relation to any potential transfer and, potentially, a reasonable consideration for staff time in exploring this proposal further.

Council may also wish to consider whether the applicants should be required to exhaust the other options that were available before we commit any time or expense to this project. Bearing in mind it involves the loss of some public amenity land.

APPENDIX



Proposal for Expansion of NHS Dental Services at Bishop Down Farm Dental Practice

1. Introduction

We are the Principal Dentists at Bishop Down Farm Dental Practice, a well-established, single-surgery dental facility located in Salisbury, serving both the city and its surrounding areas.

The practice primarily provides NHS dental care, currently serving approximately 1,500 patients, including a significant number of elderly and vulnerable individuals. With only one surgery room and practitioner, our ability to meet the growing demand for NHS dental services is increasingly limited.

We are submitting this proposal to request the council's support and agreement in principle for the transfer of unused land to enable the expansion of our NHS dental practice.

2. Purpose of the Proposal

The UK is currently experiencing an acute NHS dental access crisis, leaving many patients—particularly children, the elderly, and those on low incomes—unable to receive timely oral healthcare. The aim of our proposal is to:

- Expand capacity to accommodate significantly more NHS patients
- Train newly qualified dentists, helping address the national shortage
- Create employment for local residents in various support roles
- When our practice last opened new NHS patient registrations, we received over 1,000 applications in a single week, underscoring the urgent local need.

3. Community Benefit

Expanding the practice will allow us to:

- Serve an additional 3,000 NHS patients, based on the addition of 2–3 surgeries
- Improve access for the elderly and disabled, particularly under Proposal 1
- Provide new employment opportunities in the local community (including dental nurses, hygienists, reception staff, treatment coordinators, and cleaners)

- According to the British Dental Journal, each new dental surgery can accommodate approximately 1,500 additional patients. This expansion aligns closely with NHS England's priorities for increased access and community-based care.

4. Outline of the Proposal

We are seeking to develop a new dental facility on the unused land behind Hampton Park Pavilion. We propose two potential development options:

Option 1 – Single-Storey Development:

Approx. 170 sq m (1,800 sq ft)

Four dental surgeries

Ground-floor only – fully accessible for elderly and disabled patients

Option 2 – Two-Storey Development:

Approx. 110 sq m (1,200 sq ft) footprint

Four dental surgeries across two floors

Both development options will include the following, in line with CQC and NHS England regulations:

- Reception and patient waiting areas
- Disabled-access toilets
- Surgery rooms
- Decontamination suite
- Staff meeting and rest areas with staff toilet
- Storage and compressor rooms

The site will be purpose-built and fully compliant with healthcare design and safety standards.

5. Commitment to Community Use

We are committed to ensuring the land and resulting facility are used exclusively for community healthcare services, specifically NHS dental care. We are willing to accept a legal covenant or restriction to that effect, including provisions binding any future owners or leaseholders.

6. Financial and Practical Feasibility

The entire project will be funded privately through the practice's own resources and/or responsible borrowing. We are not requesting any financial contributions from the council.

Our practice has a strong financial record and the operational capacity to manage and sustain the expansion.

7. Request to the Council

We respectfully request that the council:

- Agree in principle to the transfer or lease of the unused land behind Hampton Park Pavilion for the development of a new dental facility
- Authorize relevant officers to begin preliminary discussions and site evaluations with us at the earliest opportunity

- This expansion will directly benefit Salisbury's residents, reduce NHS dental waiting times, and provide new job and training opportunities for the local community.

We would welcome the opportunity to discuss the proposal further and provide any additional information needed to support this important community-focused initiative.

Yours faithfully,

Alka Yadav

Principal dentist

Bishop Down Farm Dental Practice

Shishir Yadav

Dentist and Co-owner